

A DECLARATORY RESOLUTION designating
an "Urban Development Area" under
I.C. 6-1.1-12.1.

WHEREAS, Petitioner has duly filed its petition dated
June 9, 1981, to have the following described property desig-
nated and declared an "Urban Development Area" under Division
6, Article II, Chapter 2, of the 1974 Municipal Code and I.C.
6-1.1-12.1, to-wit:

Lots 23 and 24 and West 14 feet
of Lot 22 in Spencer's Addition
to the City of Fort Wayne, Indiana.

Located at and commonly known as:

Webster and Lewis Streets

WHEREAS, it appears that said petition should be pro-
cessed to final determination in accordance with the provi-
sion of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of
Section 2 below, the above described property is hereby des-
ignated and declared an "Urban Development Area" under I.C.
6-1.1-12.1.

SECTION 2. That the foregoing is subject to:

- (a) An affirmative ("Do Pass") recommen-
dation by the Fort Wayne Redevelop-
ment Commission, after due hearing,
analysis and study in accordance with
the provisions of Division 6, Article
II, Chapter 2 of the Municipal Code

of the City of Fort Wayne, Indiana
of 1974.

(b) Final confirmation hereof by due passage
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective
upon passage and approval by the Mayor.


COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY JUNE 19, 1981.


BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Giaquinta, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Regulations (and the City Resolution Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 6-23-81, the 19, at 6 o'clock M., E.S.T.

DATE: 6-23-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Giaquinta, seconded by Esther, and duly adopted, placed on its passage. PASSED (~~25~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>9</u>	_____	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
EISBART	<u>✓</u>	_____	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____	_____
NUCKOLS	<u>✓</u>	_____	_____	_____	_____
SCHMIDT, D.	<u>✓</u>	_____	_____	_____	_____
SCHMIDT, V.	<u>✓</u>	_____	_____	_____	_____
SCHOMBURG	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 10-13-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (GENERAL) (~~ANNEXATION~~) (SPECIAL) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) No. B-75-81 on the 12th day of October, 1981.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of October, 1981, at the hour of 11:30 o'clock P. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 15th day of Oct. 1981, at the hour of 10 o'clock A M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-81-06-19

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an
"Urban Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

SAMUEL J. TALARICO, VICE CHAIRMAN

VIVIAN G. SCHMIDT

JAMES S. STIER

DONALD J. SCHMIDT

Mark E. Giaquinta
Samuel J. Talarico
Vivian G. Schmidt
James S. Stier
Donald J. Schmidt

10-13-81
CONCURRED IN
DATE 10-13-81 CHARLES W. WESTERMAN, CITY CLERK



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

room 122

charles w. westerman, clerk

June 9, 1981

Bruce O. Boxberger, City Attorney
8th Floor
City-County Building
One Main Street
Fort Wayne, IN 46802

Dear Mr. Boxberger:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from the Fort Wayne Better Business Bureau.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
Charles W. Westerman
City Clerk

CWW/jmw
Enclosures

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property Webster & Lewis Street
Street Boundaries (if applicable)
Corner Webster & Lewis Streets
2. Legal Description of Property
Lots 23 & 24 and West 14' of
lot 22 Spencer's Addition
Fort Wayne, Indiana
3. Township Wayne
4. Taxing District Fort Wayne - Wayne
5. Current Zoning District B-3A
6. Variance Grant (if any) n/a
7. Owner(s) Fort Wayne Better
Business Bureau, INC.
8. Address of Owner(s) 716 South Barr Street
Fort Wayne, Indiana
9. Telephone Number 426-9970
10. Agent of Owner (if any) Wayne L. Bartholomy, President
11. Address 716 South Barr Street
12. Telephone Number 426-9970
13. Relationship of Agent to Owner President of Corporation
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) n/a
15. Current Use of Property
 - (a) How is property presently used? Parking Lot
 - (b) What structure(s) (if any) are on the property? None
 - (c) What is the condition of this structure/these structures?
n/a
16. Current Assessment on Land and Improvements \$ 3884.96
 - (a) What is the amount of latest assessment?
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$1,547.50



17. Description of Project Office Building
One Story on a Slab, asphalt shingle gable end roof, stained cedar
and brick exterior.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? July 1981
- (b) When is completion expected? October 1981
19. Cost of project (not including land cost) Approximately \$100,000.00
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 6
- (b) What kind of work will employees be engaged in? Consumer-Business Relations and Education
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 3
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? No growth in this area for many years.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes - will encourage further development in the area
- (b) Will the project improve or replace a deteriorated or obsolete structure?

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? _____

Will enhance the neighborhood _____

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? _____
Yes -- An attractive new building: _____

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes x No

25. Financing on Project

What is the status of financing connected with the project?

Anthony Wayne Bank has agreed to finance through mortgage loan.

I hereby certify that the information and representations on this Application are true and complete.

Wayne L. Bartholomew
Signature(s) of Owner(s)

June 8, 1981
Date

Wayne L. Bartholomew - President

CITY CLERK'S OFFICE
Room 123 City Hall
One East Main Street
Fort Wayne, Indiana 46802

NO. 15

June 7 1951

RECEIVED FROM Betty Williams Fund

Twenty DOLLARS

Account Total \$ Twenty

Amount Paid \$ Zero

Balance Due \$ Twenty

W. Williams, Treasurer

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

FORT WAYNE REDEVELOPMENT COMMISSION

DATE: September 18, 1981
TO: Councilman Mark Giaquinta
FROM: Council Committee on Regulations
Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 81-06-19
Tax Abatement - Corner of Webster and
Lewis Street

Background

On June 23, 1981, Declaratory Resolution No. 81-06-19 was introduced in City Council requesting designation of the property located at the southeast corner of Webster and Lewis Street as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on September 14, 1981. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on September 14, 1981, did adopt the attached Resolution No. 81-40 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 23 and 24 and West 14 feet of Lot 22
in Spencer's Addition to the City of Fort
Wayne, Indiana.

Located at and commonly known as:

Webster and Lewis Streets, Fort Wayne,
Indiana

as an "Urban Development Area" for purposes of I.C.
6-1.1-12.1, as enacted by the General Assembly of the
State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

The Fort Wayne Better Business Bureau is in the process of constructing a new office building which will house its facilities. It will be a one story building with an asphalt shingle gable-end roof and a stained cedar and brick exterior. The cost of the project

Councilman Mark Giaquinta
Page 2
September 14, 1981

will be approximately \$100,000. Three new jobs to Fort Wayne will be created as a result of the project completion.

It is the opinion of the Commission that the property at the Southeast corner of Webster and Lewis Street qualifies as an "Urban Development Area "in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Fort Wayne Better Business Bureau proposal are as follows:

- (a) effective utilization of vacant or underutilized land,
- (b) improvement in the physical appearance of the City,
- (c) increase in employment, and
- (d) neighborhood conservation and stabilization

Additional positive weight should be given to this proposal since:

1. The property is adjacent to the area previously determined by the Commission in the Downtown First Stage Development Studies as being underutilized.

If you have any questions, please contact this office.

GEW/jes
enclosure
cc: Charles Westerman, City Clerk

DIGEST SHEET

7-81-06-19

TITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1. (The property is presently
a parking lot. This project would construct an office building
(one story) and would enhance the neighborhood and encourage further
development in this area.)

EFFECT OF PASSAGE Construction of a one story office building.EFFECT OF NON-PASSAGE Non-construction of a one story office building.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Reduction of real estate
taxes on improvement on reducing percentages over ten years per
I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE (PRESIDENT) _____